

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Peter J. Mastan (Bar No. 190250) pmastan@gumportlaw.com Claire K. Wu (Bar No. 295966) cwu@gumportlaw.com GUMPORT MASTAN 550 South Hope Street, Suite 1765 Los Angeles, CA 90071 (213) 452-4900 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alberta P. Stahl, Ch. 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: THOMAS RICHARD RAMIREZ and MARTHA CATALINA RAMIREZ, Debtor(s).	CASE NO.: 2:14-bk-12771-BB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/20/2016	Time: 10:00 am
Location: Courtroom 1475, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/06/2016

Description of property to be sold:
The Estate's interest in Lawai Cannery Row, LLC.

Terms and conditions of sale: "AS IS" and "WHERE IS" basis, subject to all encumbrances, liens, and restrictions thereon, with all faults and without any representation or warranty of any kind, whether express or implied.

Proposed sale price: \$ 3,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See the attached (1) Notice of Hearing, and (2) Notice of Intent to Abandon. Full payment of the purchase price is required at the hearing by bank or cashier's check.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Claire K. Wu, Esq.
Gumport | Mastan
550 S. Hope Street, Suite 1765
Los Angeles, CA 90071
213-452-4900
cwu@gumportlaw.com

Date: 06/20/2016

PETER J. MASTAN (Bar No. 190250)
pmastan@gumportlaw.com
CLAIRE K. WU (Bar No. 295966)
cwu@gumportlaw.com
GUMPORT | MASTAN
550 South Hope Street, Suite 1765
Los Angeles, California 90071-2627
Telephone: (213) 452-4900

Attorneys for Alberta P. Stahl,
Chapter 7 Trustee of the Bankruptcy
Estate of Thomas Richard Ramirez
and Martha Catalina Ramirez

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re

THOMAS RICHARD RAMIREZ and
MARTHA CATALINA RAMIREZ,

Debtors.

Bk. No.: 2:14-bk-12771-BB

CHAPTER 7

**NOTICE OF HEARING ON THE
TRUSTEE'S NOTICE OF INTENT
TO ABANDON THE ESTATE'S
INTEREST IN LAWAI CANNERY
ROW, LLC**

DATE: July 20, 2016
TIME: 10:00 a.m.
PLACE: Courtroom 1475
255 E. Temple Street
Los Angeles, CA 90012
[Hon. Sheri Bluebond]

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1 **TO THE HONORABLE SHERI BLUEBOND, UNITED STATES BANKRUPTCY**
2 **JUDGE, AND TO THE DEBTORS, THE OFFICE OF THE UNITED STATES**
3 **TRUSTEE, AND ALL SCHEDULED CREDITORS OF THE ESTATE:**

4 **NOTICE IS HEREBY GIVEN** that, on June 6, 2016, Alberta P. Stahl, Chapter 7
5 trustee (the "Trustee") of the bankruptcy estate (the "Estate") of Thomas Richard Ramirez
6 and Martha Catalina Ramirez (the "Debtors"), filed in the United States Bankruptcy Court
7 located at 255 E. Temple Street, Los Angeles, California 90012, the Honorable Sheri
8 Bluebond presiding, the "Notice of Intent to Abandon the Estate's Interest in Lawai
9 Cannery Row, LLC" (the "Notice of Intent to Abandon").

10 The Notice of Intent to Abandon provided: "[T]o the extent that any person would
11 like to make an offer for the Lawai Interest, the Trustee would consider such an offer
12 (prior to abandonment) if submitted to the Trustee not more than 14 days (plus three for
13 mailing) after service of this Notice."

14 **NOTICE IS FURTHER GIVEN** that, on or about June 16, 2016, the Trustee
15 received a written purchase offer for the Estate's interest in Lawai Cannery Row, LLC
16 ("Lawai") from a member of Lawai, David M. Osborne as Trustee of the Michael J.
17 Osborne 1998 Grantor Trust (the "Buyer"), in the amount of \$3,000.

18 **WHEREFORE**, the Trustee respectfully requests the Notice of Intent to Abandon
19 be set for hearing on **July 20, 2016 at 10:00 a.m.**, for the Court to authorize the Trustee
20 to either (a) abandon the Estate's interest in Lawai, or (b) sell the Estate's interest in
21 Lawai to the Buyer, subject to overbid. Full payment of the purchase price shall be
22 required at the hearing by bank or cashier's check.

23 **DATED:** June 20, 2016

Respectfully submitted,

GUMPORT | MASTAN

25 By: /s/ Claire K. Wu
26 Claire K. Wu
27 Attorneys for Alberta P. Stahl, Trustee of
28 the Bankruptcy Estate of Thomas
Richard Ramirez and Martha Catalina
Ramirez

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PETER J. MASTAN (Bar No. 190250)
pmastan@gumportlaw.com
CLAIRE K. WU (Bar No. 295966)
cwu@gumportlaw.com
GUMPORT | MASTAN
550 South Hope Street, Suite 1765
Los Angeles, California 90071-2627
Telephone: (213) 452-4900

Attorneys for Alberta P. Stahl,
Chapter 7 Trustee of the Bankruptcy
Estate of Thomas Richard Ramirez
and Martha Catalina Ramirez

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re

THOMAS RICHARD RAMIREZ and
MARTHA CATALINA RAMIREZ,

Debtors.

Bk. No.: 2:14-bk-12771-BB

CHAPTER 7

NOTICE OF INTENT TO ABANDON
THE ESTATE'S INTEREST IN LAWAI
CANNERY ROW, LLC

[No hearing is requested or required.]

DATE:

TIME:

PLACE:

Courtroom 1475
255 E. Temple Street
Los Angeles, CA 90012
[Hon. Sheri Bluebond]

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1 **TO THE HONORABLE SHERI BLUEBOND, UNITED STATES BANKRUPTCY**
2 **JUDGE, AND TO THE DEBTORS, THE OFFICE OF THE UNITED STATES**
3 **TRUSTEE, AND ALL SCHEDULED CREDITORS OF THE ESTATE:**

4 **NOTICE IS HEREBY GIVEN** that, pursuant to 11 U.S.C. § 554 and Local
5 Bankruptcy Rule 6007-1, Alberta P. Stahl, Chapter 7 trustee (the "Trustee") of the
6 bankruptcy estate (the "Estate") of Thomas Richard Ramirez and Martha Catalina
7 Ramirez (the "Debtors"), intends to abandon the Estate's interest in Lawai Cannery Row,
8 LLC (the "Lawai Interest").

9 *In making this abandonment, the Trustee is relying upon information provided*
10 *to her by Lawai's management, which owes the Trustee (as a member of Lawai) a*
11 *fiduciary duty. Lawai contends that the information provided to the Trustee*
12 *concerning the Lawai Interest is confidential. As such, the Trustee has not included*
13 *that purportedly confidential information in this Notice.*

14 **NOTICE IS FURTHER GIVEN** that the Trustee makes this abandonment of the
15 Lawai Interest on the grounds that it is burdensome and of little to no value to the Estate.
16 Lawai Cannery Row, LLC ("Lawai") is a limited liability company believed to be the
17 owner of improved real property in Hawaii located at 3470 Lauoho Road, Lawai, Kauai,
18 HI 96741. The Estate's interest in Lawai is a minority interest (approximately 2%), and
19 the Estate has received distributions totaling \$7,452.16 since the petition date. Although
20 the Lawai Interest initially appeared to have value to the Estate, during the bankruptcy
21 case legal issues concerning Lawai arose such that (a) the value of the distributions has
22 been consumed by the time spent by Trustee and her counsel evaluating and addressing
23 those legal issues, (b) the potential value of the Lawai Interest (and of the underlying real
24 property) has likely been impacted, and (c) the Trustee's ability to market the interest to
25 third parties has been impeded. Additionally, the Trustee's attempts to liquidate the
26 Lawai Interest during the course of the bankruptcy were unsuccessful. No offer was
27 received from Lawai or any of its members, and the Debtors declined to make a purchase
28 offer of any amount. Finally, absent the Trustee's disposition of the Lawai Interest

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1 through this abandonment, the Trustee cannot complete her administration of the Estate.
2 Based thereon, the Trustee believes that the Lawai Interest is burdensome and of little to
3 no value to the Estate, and it is in the best interest of creditors to abandon this asset and
4 move forward with closing the Estate.

5 *However, to the extent that any person would like to make an offer for the*
6 *Lawai Interest, the Trustee would consider such an offer (prior to abandonment) if*
7 *submitted to the Trustee not more than 14 days (plus three for mailing) after service of*
8 *this Notice.*

9 NOTICE IS FURTHER GIVEN that the Trustee intends to request an order that:

- 10 (1) Determines that the Lawai Interest is burdensome and of inconsequential
11 value and benefit to the Estate;
12 (2) Authorizes the Trustee to immediately abandon the Lawai Interest; and
13 (3) Determines that adequate notice of the Motion was given.

14 *This Notice is being filed and served in accordance with Local Bankruptcy*
15 *Rule 6007-1. Pursuant to paragraph (c)(1) of Local Bankruptcy Rule 6007-1, any*
16 *objection to the relief sought herein must be filed with the Court and served on the*
17 *Trustee and the Office of the United States Trustee not more than 14 days (plus three*
18 *for mailing) after service of this Notice at the addresses set forth below:*

19 **For Filing With the Court**
20 Clerk's Office
21 United States Bankruptcy Court
22 255 E. Temple Street
23 Los Angeles, California 90012

For Service on Hon. Sheri Bluebond,
United States Bankruptcy Judge
Hon. Sheri Bluebond
United States Bankruptcy Court
Central District of California
255 E. Temple Street, Suite 1482
Los Angeles, California 90012

23 **For Service on the Trustee**
24 Alberta P. Stahl, Trustee
25 c/o Claire K. Wu, Esq.
26 Gumport | Mastan
27 550 South Hope Street, Suite 1765
28 Los Angeles, California 90071-2627

For Service on the Office of the United
States Trustee
Office of the United States Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, California 90017

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**Pursuant to Local Bankruptcy Rule 9013-1(h), failure to timely file and serve
an opposition to this Notice may be deemed to constitute consent to the relief
specified in this Notice.**

DATED: June 6, 2016

Respectfully submitted,

GUMPORT | MASTAN

By: /s/ Claire K. Wu

Claire K. Wu

Attorneys for Alberta P. Stahl, Trustee of
the Bankruptcy Estate of Thomas
Richard Ramirez and Martha Catalina
Ramirez

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: Gumport | Mastan, 550 S. Hope Street, Suite 1765, Los Angeles, CA 90071

A true and correct copy of the foregoing document described as: **NOTICE OF INTENT TO ABANDON THE ESTATE'S INTEREST IN LAWA CANNERY ROW, LLC** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(S) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On **June 6, 2016** that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addresses indicated below:

Marian Garza ecfnotices@ascensioncapitalgroup.com
Melissa Davis Lowe mdavis@shblp.com, sswartzell@shblp.com
Peter J Mastan pmastan@gumportlaw.com
Alberta P Stahl (TR) trusteeestahl@earthlink.net,
astahl@ecf.epiqsystems.com;trusteeestahl@earthlink.net@cacbapp.cacb.circ9.dcn
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
Claire Wu cwu@gumportlaw.com

___ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On **June 6, 2016** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SERVED BY FEDERAL EXPRESS

UNITED STATES BANKRUPTCY COURT

Honorable Sheri Bluebond
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Bldg. and Courthouse
255 E. Temple Street, Suite 1482
Los Angeles, CA 90012

X Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows: Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

___ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

June 6, 2016
Date

KATHLEEN MAROSY
Name

Kathleen Marosy
Signature

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ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY FIRST CLASS U.S. MAIL

DEBTORS

Thomas Richard Ramirez and
Martha Catalina Ramirez
2453 Via Cielo
Hacienda Heights, CA 91745-4028

ACCOUNTANT

Biggs & Co.
3250 Ocean Park Blvd., Ste. 350
Los Angeles, CA 90034

ACCOUNTANT

SLBiggs
10960 Wilshire Blvd., 7th Floor
Los Angeles, CA 90024

CREDITOR

Altus Global Recovery
43525 Ridge Park Drive, Suite 300
Temecula, CA 92590-3682

CREDITOR

American Express
PO Box 981537
El Paso, TX 79998-1537

CREDITOR

American Express Bank, FSB
c/o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

CREDITOR

BMW Financial Services NA, LLC
c/o Ascension Capital Group
P.O. Box 201347
Arlington, TX 76006-1347

CREDITOR

BMW Financial Services
300 Chestnut Ridge Road
Woodcliff Lake, NY 07677-7731

CREDITOR

BMW Financial Services NA, LLC
POB 3608
Dublin, OH 43016

CREDITOR

Banco Popular North
c/o Goldsmith & Hull
Attn: Peter Gonzalez
16933 Parthenia St., Ste.110
Northridge, CA 91343-4571

CREDITOR

Bank of America
PO Box 982238
El Paso TX 79998-2238

CREDITOR

Bank of the Sierra
Attn: Sherri Jackson
90 North Main Street
Porterville, CA 93257-3712

CREDITOR

Bank of the Sierra
PO Box 1930
Porterville CA 93258-1930

CREDITOR

CACH, LLC
4340 S. Monaco
Second Floor
Denver, CO 80237-3408

CREDITOR

Citi Platinum Slect
Box 6500
Sioux Falls, SD 57117-6500

CREDITOR

Credit Collection Services
Two Wells Avenue
Newton , MA 02459-3246

CREDITOR

Employment Development Department
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

CREDITOR

Franchise Tax Board
Attn: Bankruptcy
PO Box 2952
Sacramento, CA 95812-2952

CREDITOR

GEGRB/Sam's Club DC
4125 Windward Plaza
Alpharetta, GA 30005-8738

CREDITOR

HMH Managment
PO Box 1206
Rosemead, CA 91770-1014

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ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY FIRST CLASS U.S. MAIL

CREDITOR

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

CREDITOR

Los Angeles Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street
Los Angeles, CA 90012-3253

CREDITOR

Los Angeles County Treasurer
and Tax Collector
POB 54110
Los Angeles, CA 90054-0110

CREDITOR

Nationwide Credit Inc.
PO box 26314
Lehigh Valley, PA 18002-6314

CREDITOR

PYOD, LLC its successors a
assigns as assignee of Citibank, N.A.
Resurgent Capital Services
POB 19008
Greenville, SC 29602

CREDITOR

Pacific Western Bank
PO Box 131207
Carlsbad, CA 92013-1207

CREDITOR

Pacific Western Bank
c/o Pamela L. Cox, Esq.
Hemar, Rousso & Heald, LLP
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2829

CREDITOR

Portfolio Recovery
120 Corporate Blvd., Ste. 100
Norfolk, VA 23502

CREDITOR

Portfolio Recovery Associates LLC
c/o Wells Fargo Bank, N.A.
PO Box 41067
Norfolk VA 23541-1067

CREDITOR

Progressive Management Systems
1521 West Cameron Avenue
West Covina, CA 91790-2738

CREDITOR

RBS Citizens, NA
c/o Goldsmith & Hull, PC
Attn: Eric Mintz, Esq.
16933 Parthenia Street
Northridge, CA 91343-4571

CREDITOR

RGS
PO Box 852039
Richardson, TX 75085-2039

CREDITOR

Recovery One
PO Box 20404
Columbus, OH 43220-0404

CREDITOR

Securities Exchange Commission
5670 Wilshire Blvd., 22th Floor
Los Angeles, CA 90036-3648

CREDITOR

Shell/Citibank CBNA
PO Box 6497
Sioux Falls, SD 57117-6497

CREDITOR

State Board of Equalization
16715 Von Karman Avenue, Suite 200
Irvine, CA 92606-2414

CREDITOR

Synchrony Bank
c/o Recovery Management Systems Corp.
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

CREDITOR

Target National Bank
c/o Target Credit Services
PO Box 673
Minneapolis, MN 55440-0673

ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY FIRST CLASS U.S. MAIL

CREDITOR

Travelers Insurance Company
Payment Processing Center - 27
PO Box 55126
Boston, MA 02205-5126

Lawai Cannery Row, LLC
c/o Joe Bevacqua
Co-Manager
510 North Tustin Street
Orange, CA 92867

CREDITOR

United Recovery Systems
PO Box 722929
Houston, TX 77272-2929

Lawai Cannery Row, LLC
c/o Paracorp Incorporated
Registered Agent
1136 Union Mall, Ste 301
Honolulu, Hawaii 96813

CREDITOR

Wells Fargo Bank
PO Box 14517
Des Moines, IA 50306-3517

Lawai Cannery Row, LLC
c/o Wayne Mau, Esq.
Watanabe, Ing & Kawashima
Registered Agent
999 Bishop Street, 23rd Floor
Honolulu, Hawaii 96740

CREDITOR

Wells Fargo Home Equity
PO Box 31557
Billings, MT 59107-1557

Lawai Cannery Row, LLC
c/o KKDLY, LLC
745 Fort Street, Ste 2100
Honolulu, Hawaii 96813

CREDITOR

Wells Fargo Bank, N.A.
PO Box 10438
MAC: X2505-036
Des Moines, IA 50306

CREDITOR

Wells Fargo Bank N.A.
c/o Daniel A. Armstrong, Esq.
AFRCT, LLP
199 So. Los Robles Ave., Ste. 600
Pasadena, CA 91101-2459

Lawai Cannery Row, LLC
c/o Michael J. Osborne
Managing Member
510 North Tustin Street
Orange, CA 92867

Lawai Cannery Row, LLC
c/o David M. Osborne
Co-Manager
510 North Tustin Street
Orange, CA 92867

Lawai Cannery Row, LLC
c/o Ray Tuohy
Co-Manager
510 North Tustin Street
Orange, CA 92867

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: Gumport | Mastan, 550 S. Hope Street, Suite 1765, Los Angeles, CA 90071

A true and correct copy of the foregoing document described as: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d), and **(b)** in the manner indicated below:

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Marian Garza ecfnotices@ascensioncapitalgroup.com
Melissa Davis Lowe mdavis@shbllp.com, sswartzell@shbllp.com
Peter J Mastan pmastan@gumportlaw.com
Alberta P Stahl (TR) trusteeestahl@earthlink.net,
astahl@ecf.epiqsystems.com;trusteeestahl\;\.net@cacbapp.cacb.circ9.dcn
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
Claire Wu cwu@gumportlaw.com

___ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On **June 20, 2016** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SERVED BY FEDERAL EXPRESS

UNITED STATES BANKRUPTCY COURT

Honorable Sheri Bluebond
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Bldg. and Courthouse
255 E. Temple Street, Suite 1482
Los Angeles, CA 90012

___ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows: Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed..

___ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

June 20, 2016
Date

KATHLEEN MAROSY
Name

Kathleen Marosy
Signature